DOCUMENT #
5258
ADOPTED

MEMORANDUM December 14, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 23 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

	Recommendations			
Neighborhoods	Approval	Denial	Denial w/o Prejudice	Deferral
Allston-Brighton	2	1	1	
Back Bay	2			
Beacon Hill				
Charlestown		1		
Chinatown				
City Proper				
Dorchester	2			
East Boston	1		1	
Fenway	2			1
Government Center				
Hyde Park				
Jamaica Plain		1		1
Kenmore				
Mattapan	1			
North End	1			
Roslindale				
Roxbury	1			
South Boston	3			
South Cove				
South End				
West Roxbury		1		

NPZ/28.MEM
121189/1

Allston-Brighton

Denial w/o Prejudice	Z-13363.	49-51 Hopedale Street, two-family dwelling.
Approval	Z-13291.	25 Raymond Street, enclose porches.
Approval	Z-13353.	70-72 Brooks Street, basement apartment.
Denial	Z-13362.	19-23 Academy Hill Road, indoor sale of used cars; addition.

Back Bay

Approval	Z-13299.	231 Newbury Street, beauty shop.
Approval	Z-13343.	226 Newbury Street, cafe.

Charlestown

Denial	Z-13342.	8 Salem Street, two-family dwelling, addition.

Dorchester

Approval	Z-13461	98 Myrtlebank Avenue, one family dwelling.
Approval	Z-13659-13660	53-55 Lorne Street and 42-44 Wilbert Road, two two-family dwellings.

East Boston

Denial w/o Prejudice	Z-13287.	38 Beachview Road, one-family dwelling.
Approval	Z-13567.	7-11 Porter Street, bank machine.

Fenway

Approval	Z-13600.	241 Brookline Avenue, parking lot.
Approval	Z-13786.	87 Jersey Street, parking lot.
Deferral	Z-13543.	330 Brookline Avenue, day care center; addition.

Jamaica Plain

Approval	Z-13629.	1011 Centre Street, two-family dwelling.
Denial	Z-10946.	45 Parley Avenue, group residence.

Mattapan

Approval	Z-13373	830-846 Blue Hill Avenue, restaurant.

North End

Approval	Z-13346.	17 Tileston Street, four-family dwelling.

Roxbury

Approval	Z-13572-. 13583	0 Tupello Street, 22-46 & 31-37 Savin Street, 47-49 Quincy Street, twelve one-family dwellings.

South Boston

Approval	Z-13673.	1812 Columbia Road, addition.
Approval	Z-13643.	105 West First Street, trade school.
Approval	Z-13625.	12 Drydock Avenue, parking garage.

West Roxbury

Denial	Z-13339.	23 Pinecliff Road, one-family dwelling.

BOARD OF APPEAL REFERRALS

December 14, 1989

		Hearing	
1.	Z-10946	12/19/89	Volunteers of America, Inc. 45 Parley Avenue, Jamaica Plain
2.	Z-13287	1/9/89	Pasquale Esposito 38 Beachview Road, East Boston
3.	Z-13291	1/16/89	Wilson Eng 25 Raymond Street, Allston
4.	Z-13299	12/19/89	Peter and Christine Kakoulidi 231 Newbury Street, Boston
5.	Z-13339	1/9/89	Gary C. Martell 23 Pinecliff Road, West Roxbury
6.	Z-13342	1/16/89	Kathleen Robinson 8 Salem Street, Charlestown
7.	Z-13343	1/16/89	Don Briffett, Paul & Gary Travis 226 Newbury Street, Boston
8.	Z-13346	1/9/89	Angelo Difrummolo 17 Tileston Street, Boston
9.	Z-13353	1/16/89	Joseph Vilimas 70-72 Brooks Street, Brighton
10.	Z-13362	1/16/89	John Nesedekidis 19-23 Academy Hill Road, Brighton
11.	Z-13363	1/16/89	Henry L. and Ping C. Chan 49-51 Hopedale Street, Allston
12.	Z-13373	1/16/89	Pierre Legros & Frank Clerge 830-846 Blue Hill Avenue, Mattapan
13.	Z-13461	1/16/89	Joseph R. Shea 98 Myrtlebank Avenue, Dorchester
14.	Z-13543	12/19/89	Beth Israel Hospital 330 Brookline Avenue, Boston
15.	Z-13567	1/16/89	Charles Laverty, Paul Lohnes 7-11 Porter Street, East Boston
16.	Z-13572-13583	12/12/89	Public Facilities Department 22-46 & 31-37 Savin Street, 0 Tupelo Street 47-49 Quincy Street, Roxbury

BOARD OF APPEAL REFERRALS

December 14, 1989

		Hearing	
17.	Z-13600	12/19/89	Sears Roebuck & Co. 241 Brookline Avenue, Boston
18.	Z-13625	12/19/89	City of Boston EDIC 12 Drydock Avenue, South Boston
19.	Z-13643	12/19/89	Marian D. Barrett 105 West First Street, South Boston
20.	Z-13659-13660	1/16/89	Public Facilities Department 53-55 Lorne St & 42-44 Wilbert Rd, Dorcheste
21.	Z-13673	12/19/89	Joseph Moakley 1812 Columbia Road, South Boston
22.	Z-13629	1/9/89	Hellen S. Morse 1011 Centre Street, Jamaica Plain
23.	Z-13786	12/19/89	Sears Roebuck & Co. 87 Jersey Street, Boston

Board of Appeal Referrals 12/14/89

Hearing: 1/19/89

Z-10946
Volunteers of America Inc.
45 Parley Avenue
Jamaica Plain

Site: 2½ story structure

District(s): Residential, two family (R-.5)

Purpose: Change occupancy from one family to group care residence

Violation(s): Group care residence is conditional use.

VOTED: In reference to petition Z-10946, Volunteers of America Inc., 45 Parley Avenue, Jamaica Plain, for conditional use for change of occupancy from one family dwelling to group care residence in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. This appeal was first heard by the Board of Appeal on January 19, 1988, and re-heard by the Board on August 2, 1988. After having the appeal dismissed by the Board of Appeal, appellant appealed the case to Superior Court. On November 7, 1989, the Superior Court remanded the appeal to the Board of Appeal for a further public hearing on December 19, 1989. The BRA originally recommended approval. Upon further consideration of the facts in this case, approval of a group care residence for young adults, as proposed and previously operated by appellant at this location, would be inappropriate. Of particular concern are the large concentration of institutional uses in this small neighborhood; the unique topographical and physical characteristics of the area and their impact on security and safety concerns; and the inability of the appellant to work constructively with neighborhood residents to resolve outstanding management and operational issues. Appellant must work with neighborhood residents to address their concerns and develop a management plan that involves them actively in the oversight of the operation and management of the facility, as well as other facilities owned and operated by the appellant in the Parley Vale area.

Z-10946 45 PARLEY AVE JAMAICA PLAIN
PARLEY AVENUE
LOCKSLEY ST
VALE
LYNCH BLDG
OLENSIDE HOSPITAL
ROBINWOOD
BURRAGE ST
ROCKVIEW PL
ENFIELD STREET
SPRING PARK
CHESTNUT
FESSENDEN STREET
BILTMORE STREET
ROCKVIEW STREET
WARREN
GREENVIEW AVENUE
GREEN
STARR
LESS PL
ST JOHN
GROVENOR ROAD
GROVENOR RD
FIRST BAPTIST CHURCH
POST OFFICE
FIRE HOUSE
PARK

Board of Appeal Referrals 12/14/89

Hearing: 12/14/89

Z-13287
Pasquale Esposito
38 Beachview Road
East Boston

Site: 5000 square feet of land

District(s): Single family (S-.5)

Purpose: Erect one family dwelling.

Violation(s): Insufficient lot area, width, frontage.

VOTED: In reference to petition Z-13287, Pasquale Esposito, 38 Beachview Road, East Boston, for three variances to erect a one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Site located in the Orient Heights area of East Boston. Neighborhood is predominantly characterized by older single family residences situated between 8 and 10 feet off the contiguous sidewalk. Design and siting of proposed single family house is irregular and somewhat inconsistent with the predominant architectural styling and land use patterns of the neighborhood. Parking configuration is represented in three different forms throughout the application which presents serious technical and land use issues. Floor plans indicate that the above grade "basement" will consist primarily of "unfinished" space. There is a strong community belief that this space will eventually be converted into another living unit for which the floor plans lend themselves - note the second at grade front entrance which primarily serves the "unfinished" basement space. Strong community concerns regarding the proposed design and parking configuration. Appellant should seek community input.

Z-13287 38 BEACHVIEW ROAD EAST BOSTON

Board of Appeal Referrals 12/14/89

Hearing: 1/16/89

Z-13291
Wilson Eng
25 Raymond Street
Allston

Site: Three story structure

District(s): Residential, three family (R-.8)

Purpose: Enclose porches - three family dwelling

Violation(s): Excessive floor area.

Insufficient rear yard.

VOTED: In reference to petition Z-13291, Wilson Eng, 25 Raymond Street, Allston, for two variances to enclose porches, in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Front porches have already been enclosed, although windows have not yet been installed. Design review to focus on window treatment as well as improving concrete paved front yard by replacing it with lawn. No neighborhood objections received.

Z-13291
25 RAYMOND STREET, ALLSTON
MC DONALD AVENUE
SPEEDWAY AVENUE
RAYMOND
STREET
WESTFORD
STREET
SQUARE
STREET
EVERETT
STREET
RINDGE
STREET
HOLMES
STREET
MEAD
STREET
WAY
PARKING
BRENTWOOD
STREET
THOMAS GARDNER
ELEMENTARY
PRESCOTT
PLACE
WILLIAM E
PLAYGRO

Board of Appeal Referrals 12/14/89

Hearing: 12/19/89

Z-13299
Peter & Christine Kakoulidi
231 Newbury Street
Boston

Site: 3 story structure

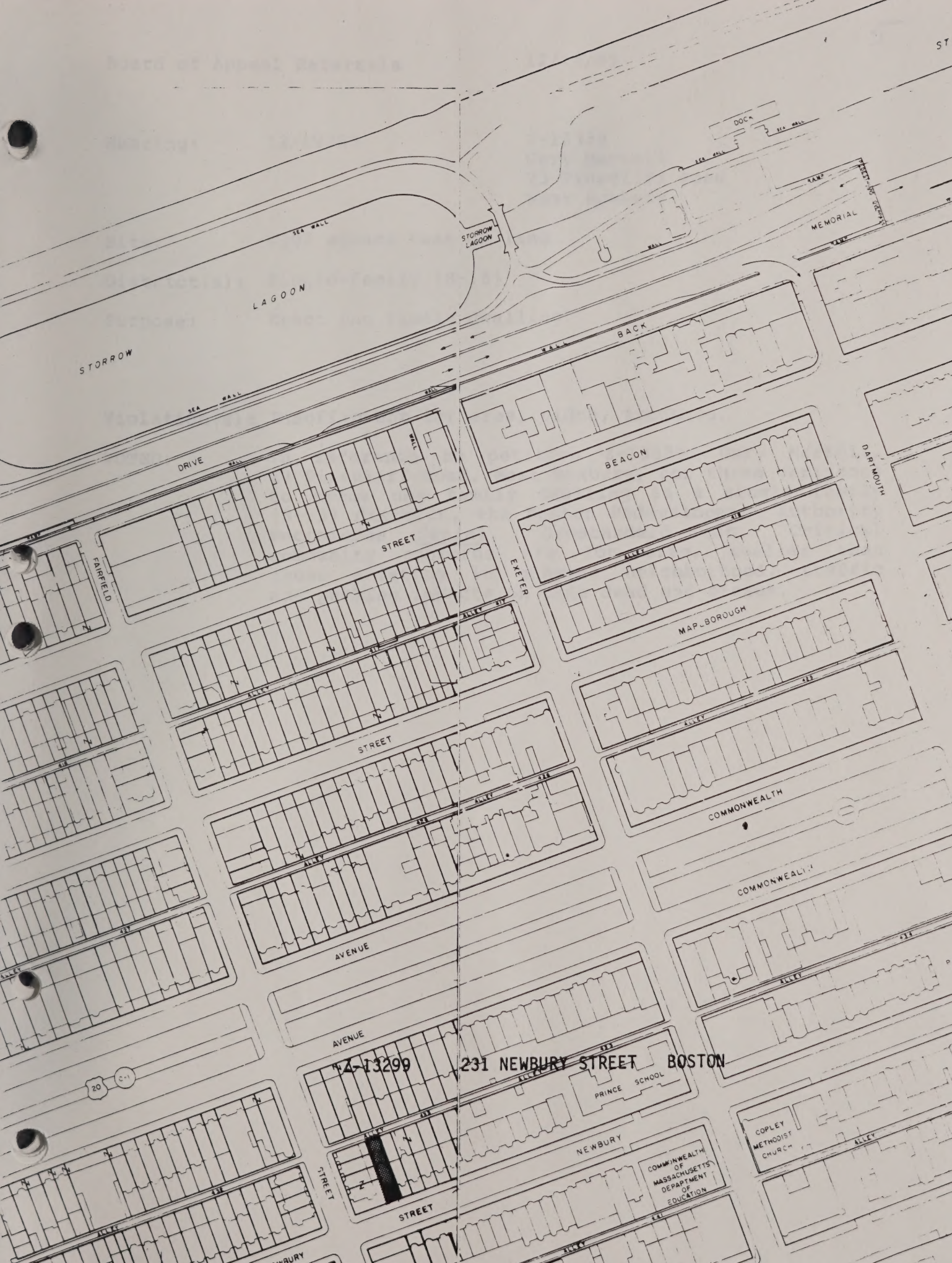
District(s): General business (B-3-65)

Purpose: Change occupancy from one apartment, model agency, barber shop to on one apartment, unisex shop, beauty shop.

Violation(s): Excessive floor area.

Barrier free access.

VOTED: In reference to petition Z-13299, Peter & Christine Kakoulidi, 231 Newbury Street, Boston, for two variances for change of occupancy from one apartment, model agency, barber shop to one apartment, unisex shop, beauty shop in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. The appellant seeks to legalize an existing condition which has occupied floor area in the basement which is used as a haircutting salon. The basement floor area was not counted for the purposes of F.A.R. when the building was certificated. There will be no exterior changes or new construction. The Back Bay Association, the Neighborhood Association of the Back Bay, and the Newbury Street League are not opposed to this petition.



Z-13299 231 NEWBURY STREET BOSTON

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Board of Appeal Referrals 12/14/89

Hearing: 12/19/89

Z-13339
Gary Martell
23 Pinecliff Road
West Roxbury

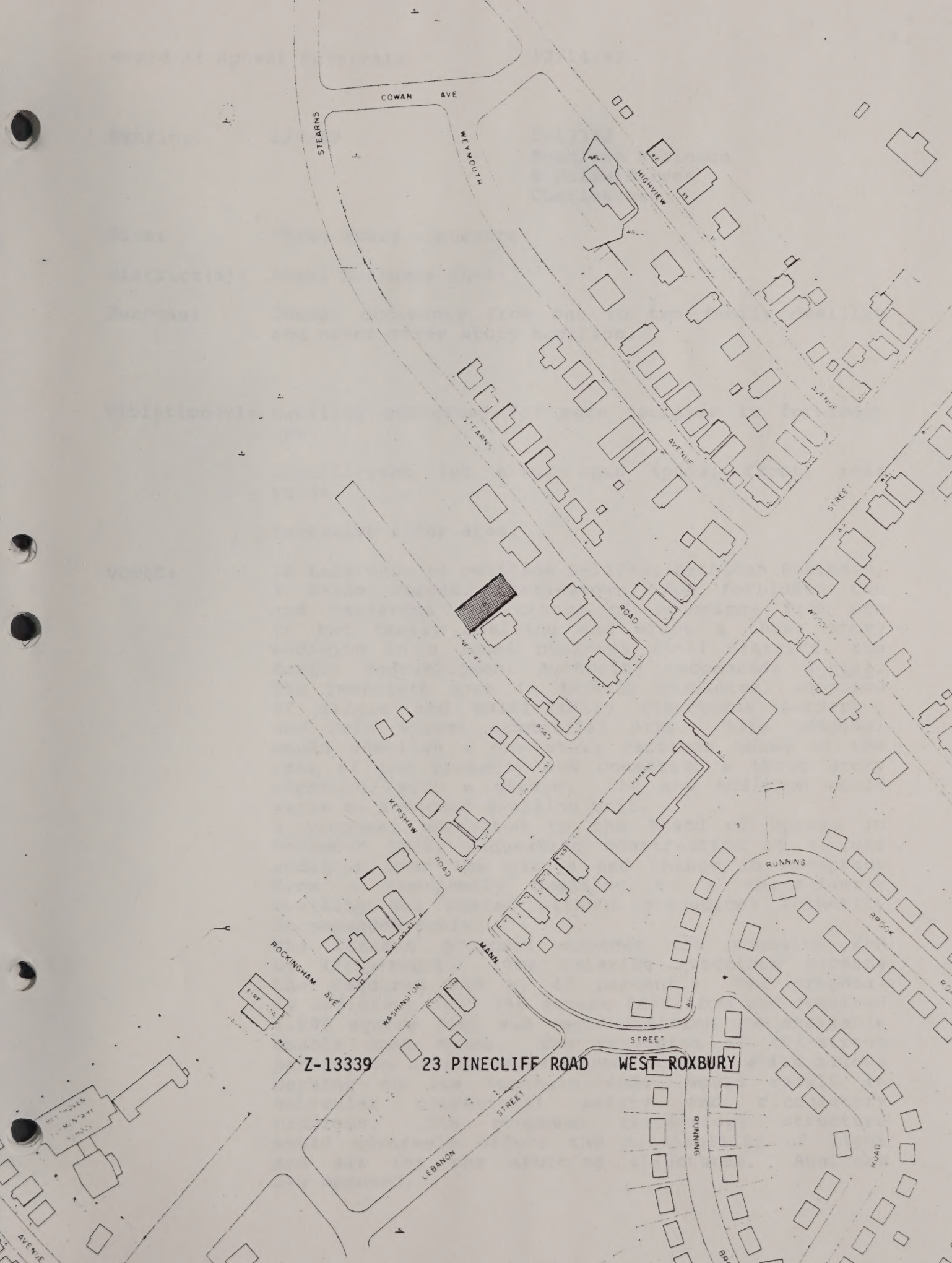
Site: 4200 square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one family dwelling

Violation(s): Insufficient lot area, width, frontage.

VOTED: In reference to petition Z-13339, Gary Martell, 23 Pinecliff Road, West Roxbury, for three variances to erect one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. Substandard lot. Critical community concerns are lot size, smaller than those existing in general neighborhood, traffic and parking impacts on this dead end street.



Z-13339 23 PINECLIFF ROAD WEST ROXBURY

Board of Appeal Referrals 12/14/89

Hearing: 1/9/89

Z-13342
Kathleen Robinson
8 Salem Street
Charlestown

Site: Three story structure

District(s): Local business (L-1)

Purpose: Change occupancy from one to two family dwelling and erect three story addition.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, front, rear yards.

Excessive floor area.

VOTED: In reference to petition Z-13342, Kathleen Robinson, 8 Salem Street, Charlestown, for forbidden use and variances for change of occupancy from one to two family dwelling and erect a three story addition in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The immediate area is densely populated, composed of single and multi-family structures bordering the Main Street commercial area. This proposal would demolish a one story carriage house at the rear of the property and construct a three story addition, with a garage. The new addition would serve as a second dwelling unit.

A proposal presented to the Board of Appeal in November 1988, requesting construction of a rear addition over the garage and change in occupancy from a one-family dwelling to a three-family dwelling was denied without prejudice; Authority recommended denial.

The current proposal exceeds the required FAR by 93 percent. (The existing structure exceeds the required FAR by 49 percent.) The proposal is deficient by 3,766 square feet from the required 6,000 square feet and would diminish the available usable open space. The provision of off-street parking on narrow Salem Street Avenue, which allows parking on its northern side, would result in vehicular operational safety and circulatory problems. The proposed three-story structure would adversely affect the availability of light and air for the abutting structures. Abuttors are opposed.

Z-13342 8 SALEM STREET CHARLESTOWN

Board of Appeal Referrals 12/14/89

Hearing: 1/9/89

Z-13343
Charles Talanian
226 Newbury Street
Boston

Site: Five story structure

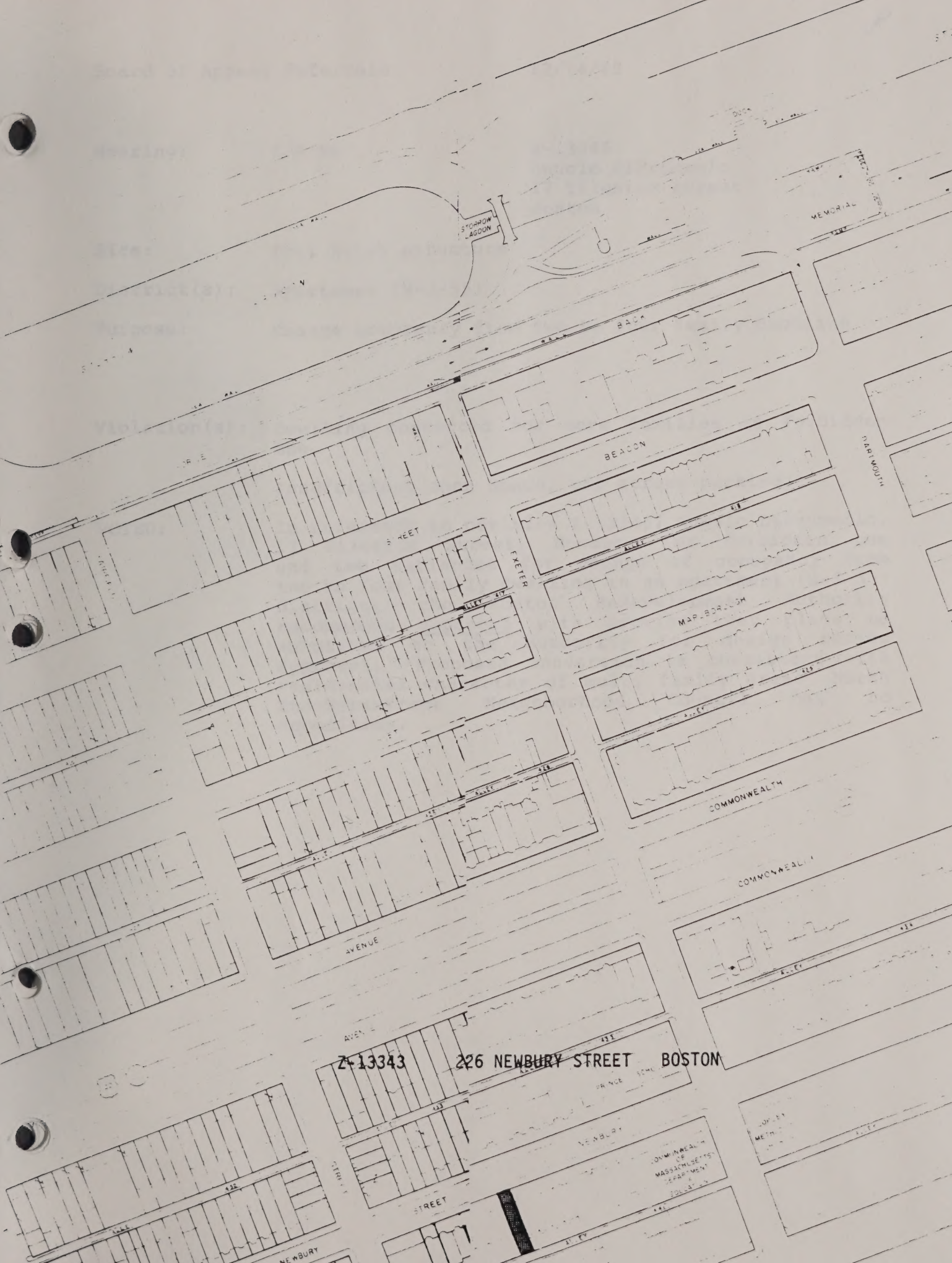
District(s): General business (B-3-65)

Purpose: Change occupancy from six apartments and two stores to six apartments, store, cafe.

Violation(s): Take out restaurant is conditional use.

Barrier free access.

VOTED: In reference to petition Z-13343, Charles Talanian, 226 Newbury Street, Boston, for conditional use and variance for change of occupancy from six apartments, two stores to six apartments, store, cafe in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that deliveries and trash pickup not occur between 7:30 to 10:30 a.m. and 4:00 to 6:00 p.m.; that cafe logo appear on all paper products; that plans be submitted to the Authority for design review approval. The project is located in a B-3-65 zoning district, and in subdistrict B of the downtown IPOD. The Back Bay Association and Newbury Street Leaque are not opposed to this petition.



Z-13343 226 NEWBURY STREET BOSTON

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Board of Appeal Referrals 12/14/89

Hearing: 1/9/89

Z-13346
Angelo DiFrummolo
17 Tileston Street
Boston

Site: Four story structure

District(s): Apartment (H-3-55)

Purpose: Change occupancy from two to four family dwelling

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space, off street parking.

VOTED: In reference to petition Z-13346, Angelo DiFrummolo, 17 Tileston Street, Boston, for forbidden use and two variances for change of occupancy from two to four family dwelling in an apartment (H-3-55) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed conversion is consistent with residential character of multi family area. North End-Waterfront Neighborhood Council has no opposition.

Z-13346 17 TILESTON STREET BOSTON

Board of Appeal Referrals 12/14/89 9

Hearing: 1/9/89

Z-13353
Joseph Vilimas
70-72 Brooks Street
Brighton

Site: 2½ story structure

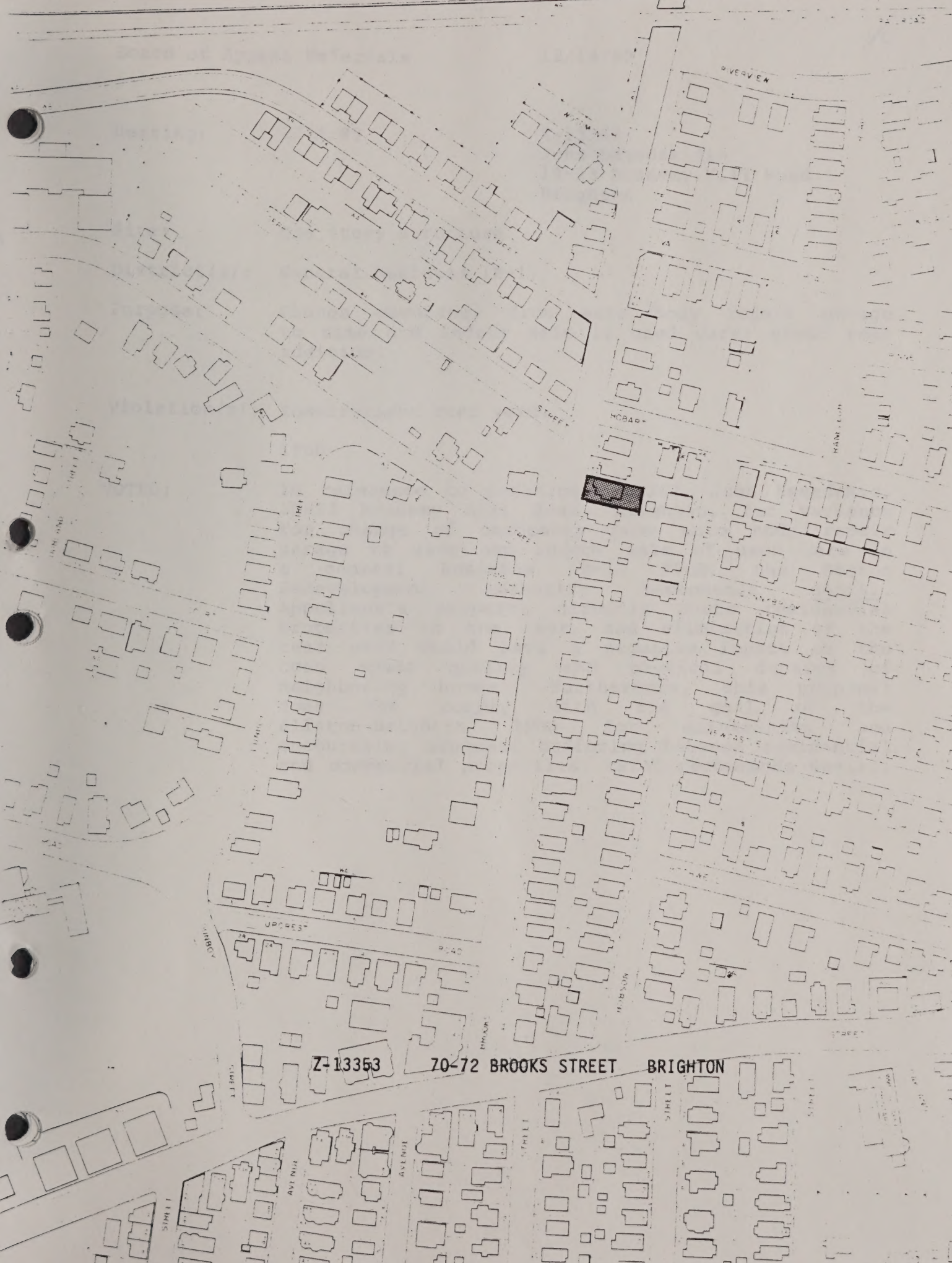
District(s): Residential, two family (R-.5)

Purpose: Combine apartments; install basement apartment

Violation(s): Extension of non conforming use.

Excessive floor area.

VOTED: In reference to petition Z-13353, Joseph Vilimas, 70-72 Brooks Street, Brighton, for extension of non conforming use and variance to combine apartments and install basement apartment in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposed restructuring of appellant's three-family home will neither change the occupancy nor the exterior appearance of the 2½-story building. Basement studio unit appears to be more than 50% above grade with adequate light and air. No increase in traffic or parking demand will be created by this proposal.



Z-13353 70-72 BROOKS STREET BRIGHTON

Board of Appeal Referrals 12/14/89

Hearing: 1/16/89

Z-13362
John Nesedekidis
19-23 Academy Hill Road
Brighton

Site: One story structure

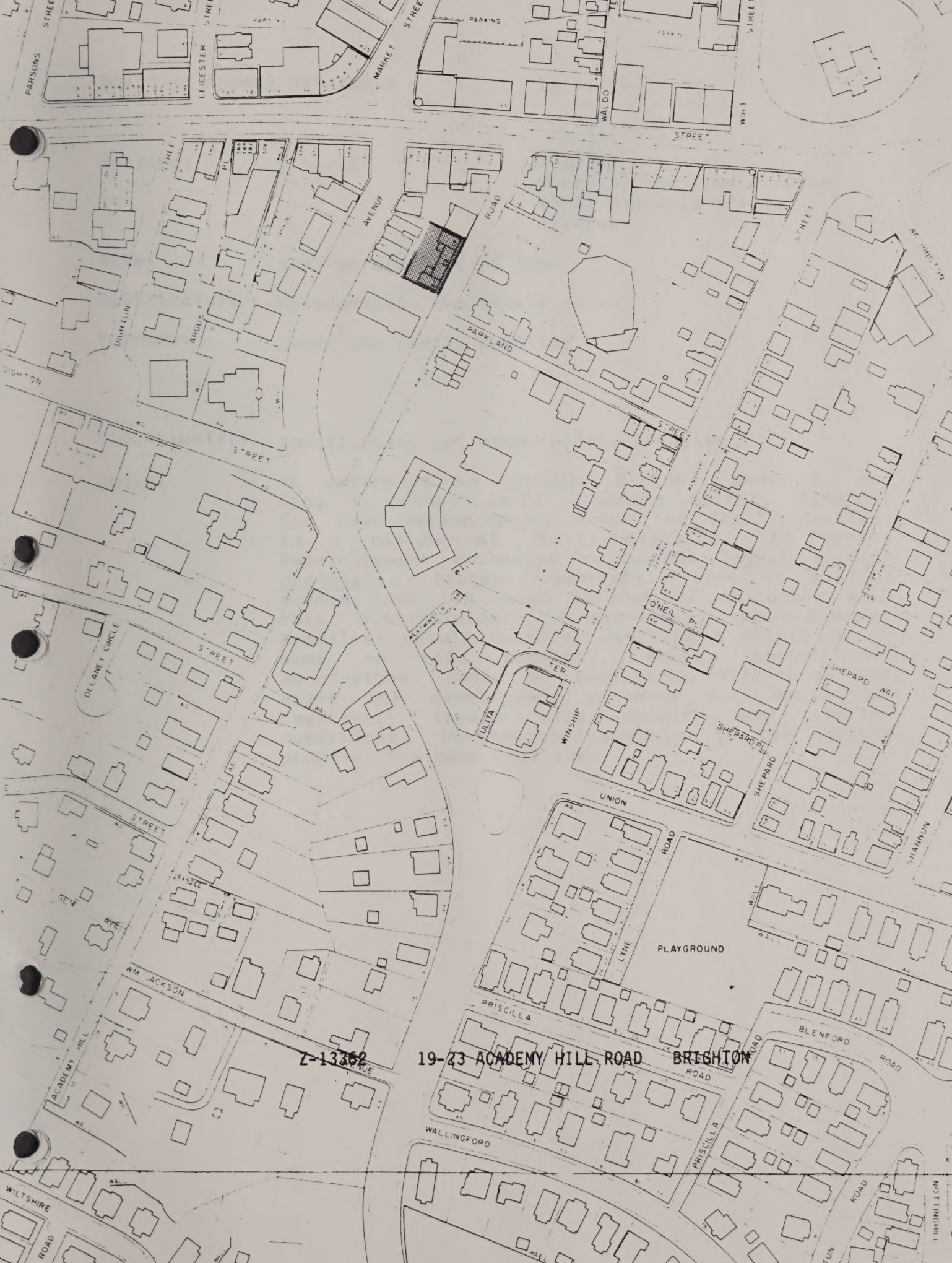
District(s): General business (B-1)

Purpose: Change occupancy from auto body repair garage to same and indoor sale of used cars; erect rear addition.

Violation(s): Insufficient rear yard.

IPOD

VOTED: In reference to petition Z-13362, John Nesedekis, 19-23 Academy Hill Road, Brighton, for variance for change of occupancy from auto body repair garage to same and indoor sale of used cars in a general business (B-1) IPOD, the Boston Redevelopment Authority recommends denial. Appellant's property directly abuts residential properties in the rear, and elimination of the rear yard would have a negative impact on the open space quality and physical density of neighboring homes. Furthermore, this proposal does not comply with the goal of the Allston-Brighton IPOD for maintaining and encouraging adequate buffering between residential and commercial properties. PZAC recommends denial.



Z-13362 19-23 ACADEMY HILL ROAD BRIGHTON

Board of Appeal Referrals 12/14/89

Hearing: 1/16/89

Z-13363
Henry L. and Ping C. Chan
49-51 Hopedale Street
Allston

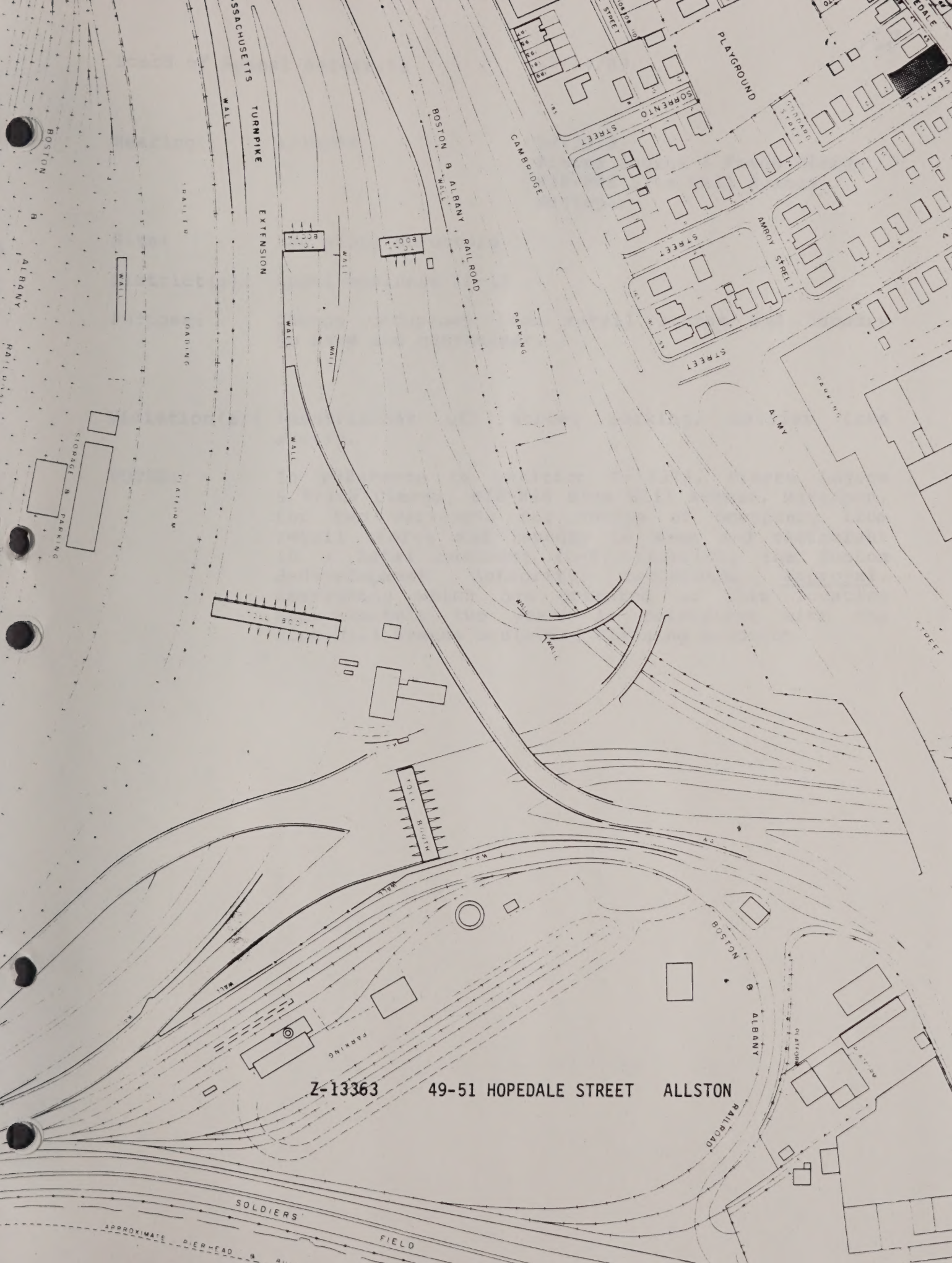
Site: 4453 square feet of land

District(s): Residential, two family (R-.5)

Purpose: Erect two family dwelling

Violation(s): Insufficient lot area, width, frontage

VOTED: In reference to petition Z-13363, Henry L. and Ping C. Chan, 49-51 Hopedale Street, Allston, for four variances to erect two family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed two-family home on a 4453 square foot lot would be out of character with this overwhelmingly single-family neighborhood. Appellant should consider erecting a single-family home on this property, which, though not as-of-right, would be consistent with area lot sizes and development patterns and would not negatively impact area density and traffic conditions. Neighborhood reaction to the current proposal has been negative.


Z-13363 49-51 HOPEDALE STREET ALLSTON
MASSACHUSETTS TURNPIKE EXTENSION
BOSTON & ALBANY RAILROAD
CAMBRIDGE
PLAYGROUND
SORRENTO STREET
AMBOY STREET
HOPEDALE
WALL
PARKING
LOADING
STORAGE & PARKING
TOLL BOOTH
SOLDIERS FIELD
APPROXIMATE PIERHEAD

Board of Appeal Referrals 12/14/89

Hearing: 1/16/89

Z-13373
Pierre Legros & Frank Clerge
830-846 Blue Hill Avenue
Mattapan

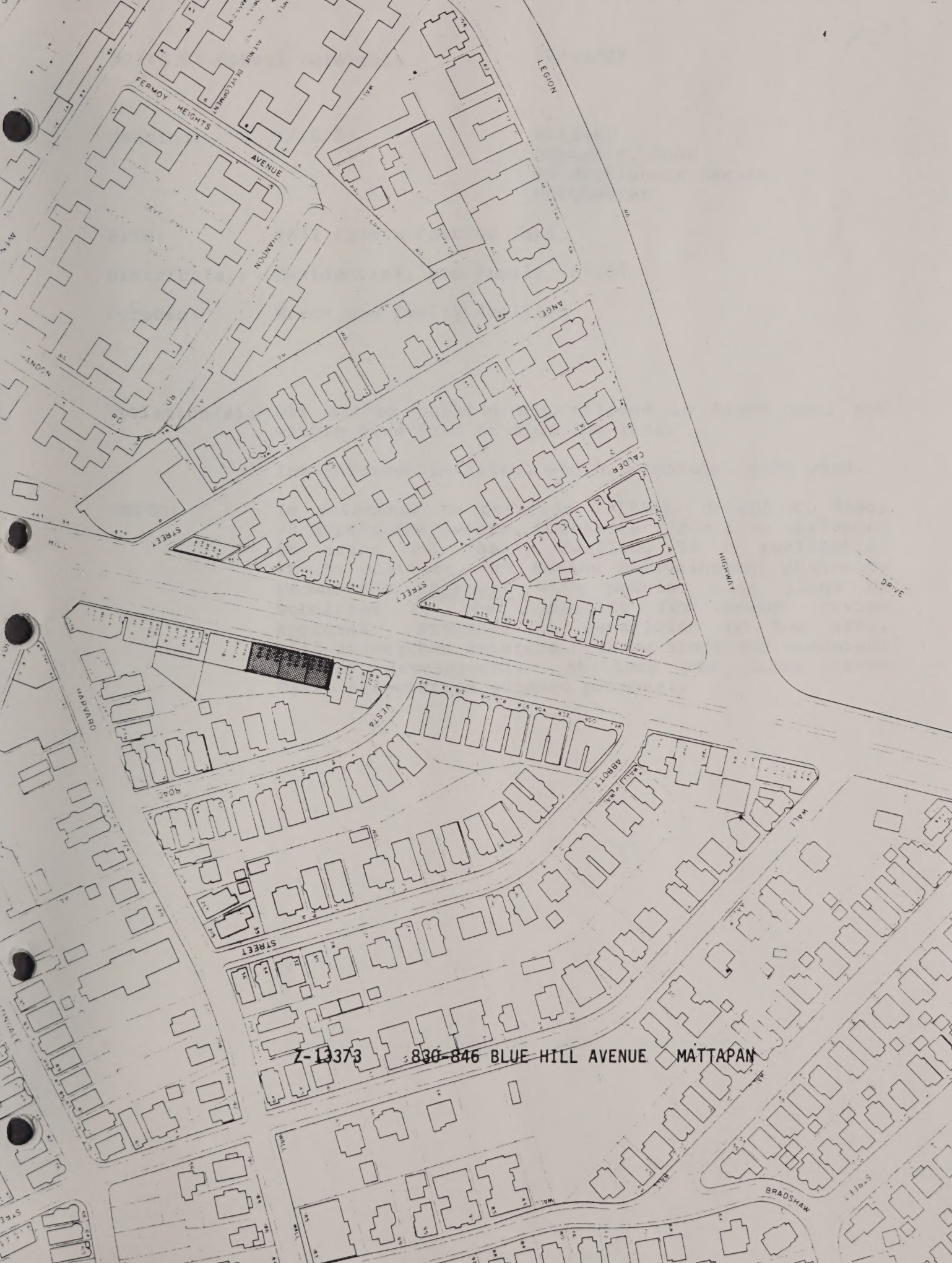
Site: One story structure

District(s): Local business (L-1)

Purpose: Change occupancy from retail stores and laundry to same and restaurant.

Violation(s): Insufficient off street parking, barrier free access.

VOTED: In reference to petition Z-13373, Pierre Legros & Frank Clerge, 830-846 Blue Hill Avenue, Mattapan, for two variances for change of occupancy from retail stores and laundry to same and restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Restaurant which has operated at this location approximately two years is consistent with the Blue Hill Avenue Boulevard Planning District.



Z-13373 830-846 BLUE HILL AVENUE MATTAPAN

Board of Appeal Referrals 12/14/89

Hearing: 1/16/89

Z-13461
Joseph R. Shea
98 Myrtlebank Avenue
Dorchester

Site: 3632 square feet of land

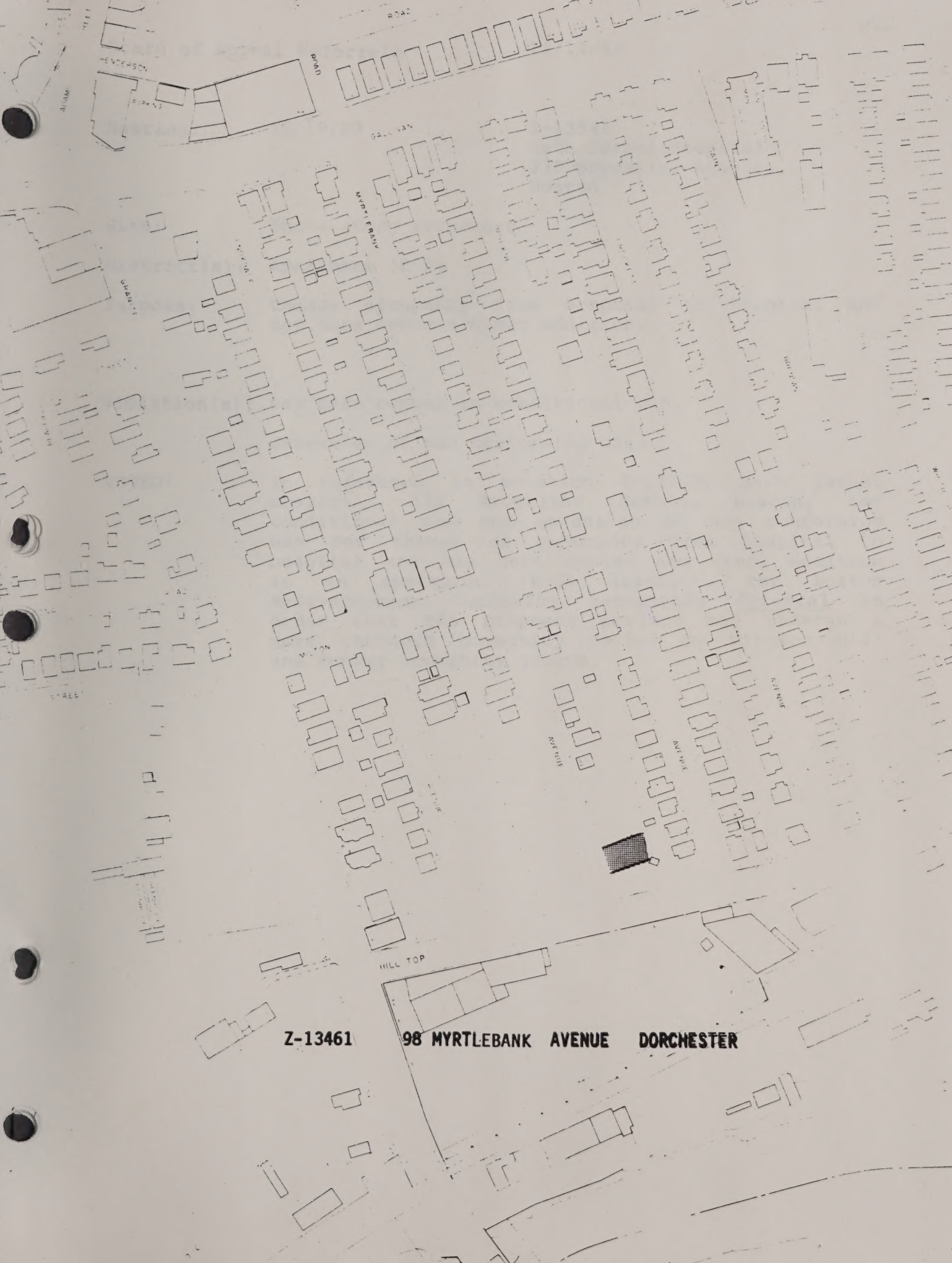
District(s): Residential, two family (R-.5)

Purpose: Erect one family dwelling

Violation(s): Off street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, side yard.

VOTED: In reference to petition Z-13461, Joseph R. Shea, 98 Myrtlebank Avenue, Dorchester, for five variances to erect one family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is beneficial to the area, will strengthen existing housing stock and encourage further development. Abuttors and Cedar Grove Civic Association support proposal.



Z-13461 98 MYRTLEBANK AVENUE DORCHESTER

Board of Appeal Referrals 12/14/89

Hearing: 12/19/89

Z-13543
Beth Israel Hospital
330 Brookline Avenue
Boston

Site: Three story structure

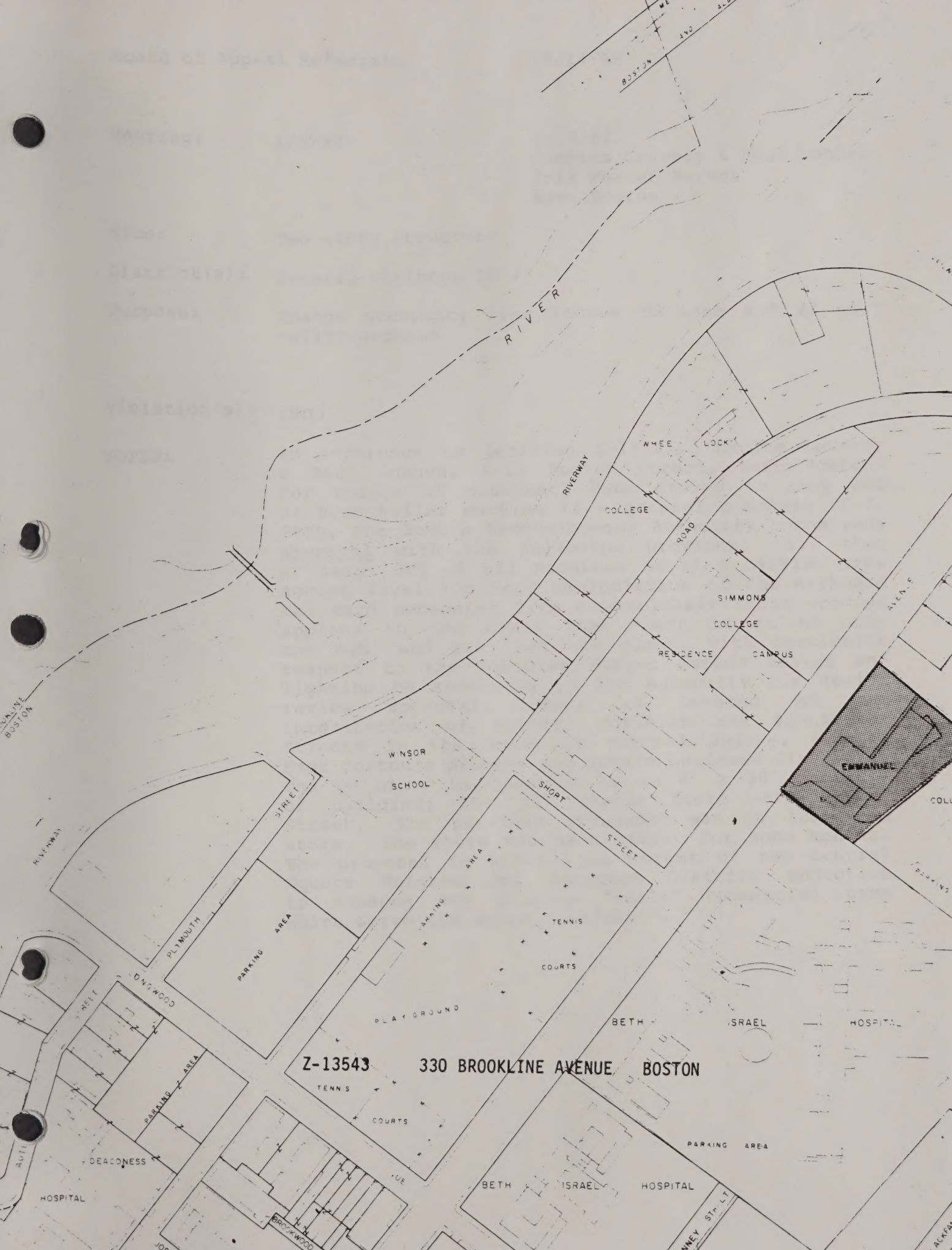
District(s): Apartment (H-3)

Purpose: Change occupancy from hospital to hospital and day care center; erect addition.

Violation(s): Day care center is conditional use.

Extension of non conforming use.

VOTED: In reference to petition Z-13543, Beth Israel Hospital, 330 Brookline Avenue, Boston, for conditional use and extension of non conforming use for change of occupancy from hospital to hospital and day care center and erect addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral in order that the proposed project may undergo a more thorough community review by Mission Hill and Fenway community groups.


RIVER
RIVERWAY
WHEE LOCK
COLLEGE
ROAD
SIMMONS
COLLEGE
RESIDENCE
CAMPUS
EMMANUEL
WINSOR
SCHOOL
SHORT
STREET
PLYMOUTH
STREET
PARKING AREA
TENNIS
COURTS
PLAYGROUND
BETH ISRAEL HOSPITAL
Z-13543 330 BROOKLINE AVENUE BOSTON
DEACONESS
HOSPITAL
PARKING AREA
BETH ISRAEL HOSPITAL

Board of Appeal Referrals 12/14/89

Hearing: 1/9/89

Z-13567
Charles Laverty & Paul Lohnes
7-11 Porter Street
East Boston

Site: Two story structure

District(s): General business (B-2)

Purpose: Change occupancy from stores to same and 24 hour teller machine.

Violation(s): IPOD

VOTED: In reference to petition Z-13567, Charles Laverty & Paul Lohnes, 7-11 Porter Street, East Boston, for change of occupancy from stores to same and 24 hour teller machine in a general business (B-2) IPOD, the Boston Redevelopment Authority recommends approval with the following provisos: 1.) that at least 50% of all machines be at a barrier free access level for easy manipulation of the keyboard and card mechanism from a wheelchair (this proviso applies in the event that there is to be only one ATM) and 2.) that the plans, with particular respect to the Meridian Street facade design and lighting be submitted to the Authority for design review approval. Site is located at the intersection of Porter, Meridian and Bennington Streets in the heart of Central Square, one of East Boston's primary and active business districts. The building in question is an 8' x 30' "sliver" of building; the 30' facade faces onto Porter Street. The previous occupancy was an ice-cream store. The store has been vacant for some months. The proposal is within the intent of the Central Square Neighborhood Business District objective to enhance and promote "small" commercial uses which serve the local residents".

Z-13567 7-11 PORTER STREET EAST BOSTON

Board of Appeal Referrals 12/14/89

Hearing: 12/12/89

Z-13572-13583
Public Facilities Department
Tupelo Street, 31-46 Savin Street.
47-49 Quincy Street
Roxbury

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Subdivide; erect twelve semi detached one family dwellings.

Violation(s): Off street parking lot not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, front, side, rear yards.

VOTED: In reference to petition Z-13572-13583, Public Facilities Department, Tupelo Street, 31-46 Savin Street, 47-49 Quincy Street, Roxbury, for sixty four variances to subdivide and erect twelve semi detached one family dwellings in residential & apartment (R-.8 & H-1) districts, the Boston Redevelopment Authority recommends approval. City of Boston's Project 747, housing to provide affordable homeownership opportunities to Boston residents.

Z-13572-13583 TUPELO STREET & SAVIN ST, ROXBURY

Board of Appeal Referrals 12/14/89

Hearing: 12/19/89

Z-13600
Sears Roebuck & Company
241 Brookline Avenue
Boston

Site: Olmsted Plaza

District(s): Apartment (H-1)

Purpose: Use premises for temporary surface parking of 286 cars.

Violation(s): Parking lot is forbidden use.

Restricted parking district.

Insufficient parking design.

At variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-13600, Sears Roebuck & Company, 241 Brookline Avenue, Boston, for forbidden use, conditional use and two variances to use premises for temporary surface parking in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval, with the proviso that use terminate after two years from the date of occupancy for the commencement of parking lot operations. The site is located in a Restricted Parking District. In connection with review of the overall Olmsted Plaza Project, this petition has undergone extensive community review and has received support from a number of community and civic organizations, including but not limited to the Metropolitan District Commission, the Boston Greenspace Alliance, Riverway Square Condominium Trust, Wheelock College, the Medical Area Service Corporation, the Boston Parks and Recreation Department, the Boston Transportation Department, the Massachusetts Association of Olmsted Parks, the Kenmore Association, the Audubon Circle Neighborhood Association, the Fenway Civic Association, and the Fenway Community Development Corporation.

Z-13600 241 BROOKLINE AVENUE BOSTON

Board of Appeal Referrals 12/14/89

18

Hearing: 12/19/89

Z-13625
City of Boston EDIC
12 Drydock Avenue
South Boston

Site: Parking lot

District(s): Industrial (I-2)

Purpose: Erect five story parking garage for 1,050 cars.

Violation(s): Parking garage is conditional use.

Restricted parking district.

VOTED: In reference to petition Z-13625, City of Boston EDIC, 12 Drydock Avenue, South Boston, for two conditional uses to erect five story parking garage in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.

Garage to accomodate approximately 1,050 parking spaces. An additional 67 spaces will be provided on a surface lot adjacent to the proposed garage. The site is a 2.5 acre surface parking lot located on Dry Dock Avenue identified as Lot E in Boston Marine Industrial Park. The garage footprint approximates 65,000 square feet. The total buildout approximates 325,000 square feet.

This proposal consolidates four existing parking lots totalling 1,300 parking spaces. An additional 400 spaces will be identified as temporary replacement parking for the General Ship Corporation's parking lot. Appellant indicates a net loss of 250 spaces.

As this proposal consolidates existing parking and results in a net loss of spaces, no negative impacts are anticipated. The Fort Point Citizens Advisory Committee supports.

Z-13625 12 DRYDOCK AVENUE, SOUTH BOSTON

Board of Appeal Referrals 12/14/89

Hearing: 12/19/89

Z-13643
Marian D. Barrett, Trustee
105 West First Street
South Boston

Site: One story structure

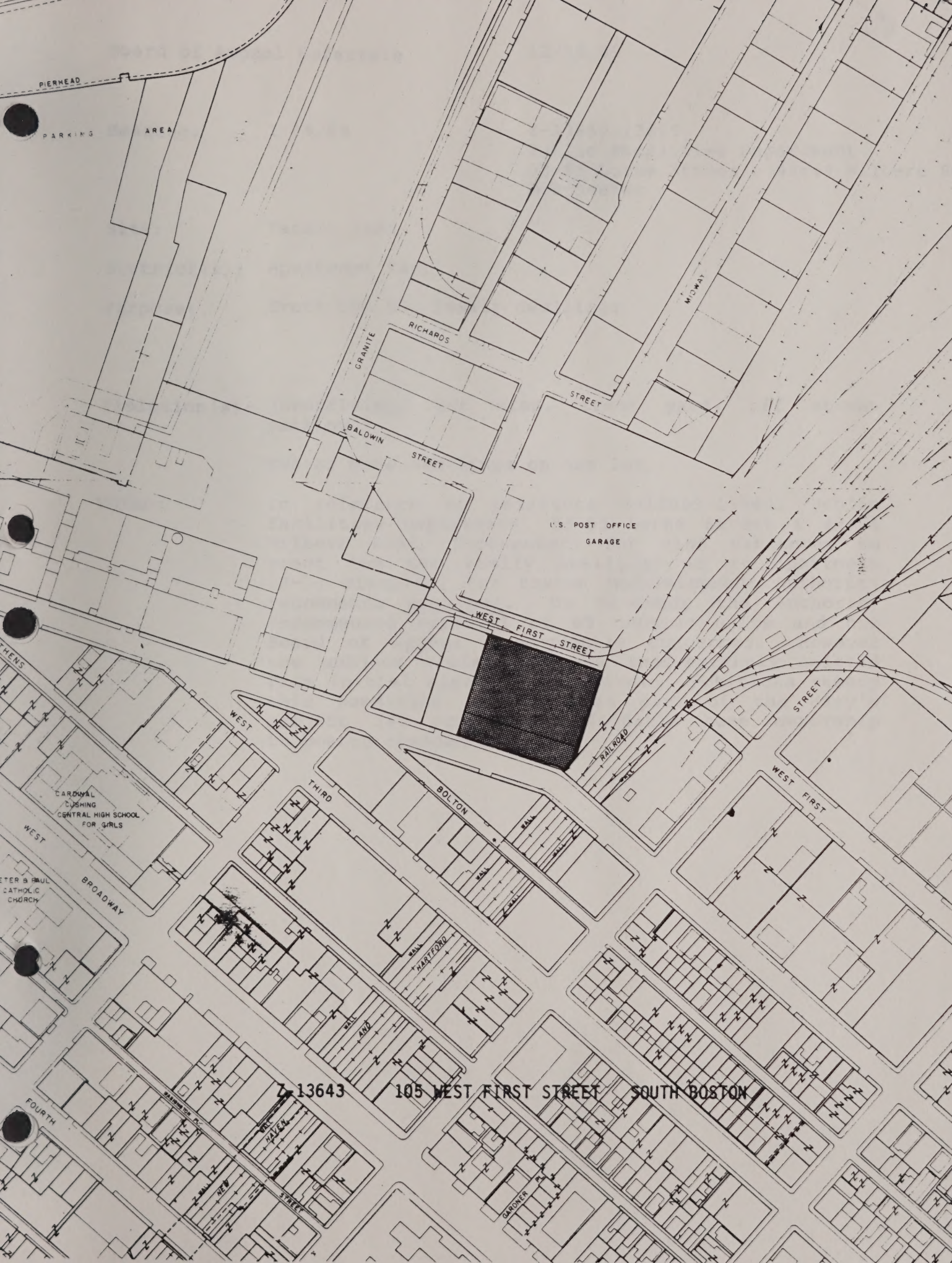
District(s): Manufacturing (M-2)

Purpose: Change occupancy from manufacturing, distribution to same and trade school.

Violation(s): Trade school is conditional use.

Barrier free access.

VOTED: In reference to petition Z-13643, Marian D. Barrett, Trustee, 105 West First Street, South Boston, for conditional use and variance for change of occupancy from manufacturing, distribution to same and trade school in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that use extend to this trade school only and expire upon lease, rental, sale or other disposition of the property. Use, to be located in basement of the one story manufacturing-distributing structure, is compatible with other uses in the area. Petitioner has indicated that barrier free access issues are resolved. No apparent adverse impact.



Z-13643 105 WEST FIRST STREET SOUTH BOSTON

Board of Appeal Referrals 12/14/89

Hearing: 1/16/89

Z-13659-13660
Public Facilities Department
53-55 Lorne Street & 42-44 Wilbert R
Dorchester

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect two two family dwellings

Violation(s): Insufficient lot area, front yard, off street parking.

Two of more dwellings on one lot.

VOTED: In reference to petitions Z-13659-13660, Public Facilities Department, 53-55 Lorne Street & 42-44 Wilbert Road, Dorchester, for nine variances to erect two two family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. On November the Authority recommended approval of 60 housing units and the Board of Appeal subsequently concurred. However the subject violations were inadvertently omitted from initial appeal applications. Petitions remedy this condition. Project is part of the city's project 747 providing affordable home ownership to Boston residents.

Z-13659-13660 53-55 LORNE STREET,
42-44 WILBERT ROAD DORCHESTER

Board of Appeal Referrals 12/14/89

Hearing: 12/19/89

Z-13673
Joseph Moakley
1812 Columbia Road
South Boston

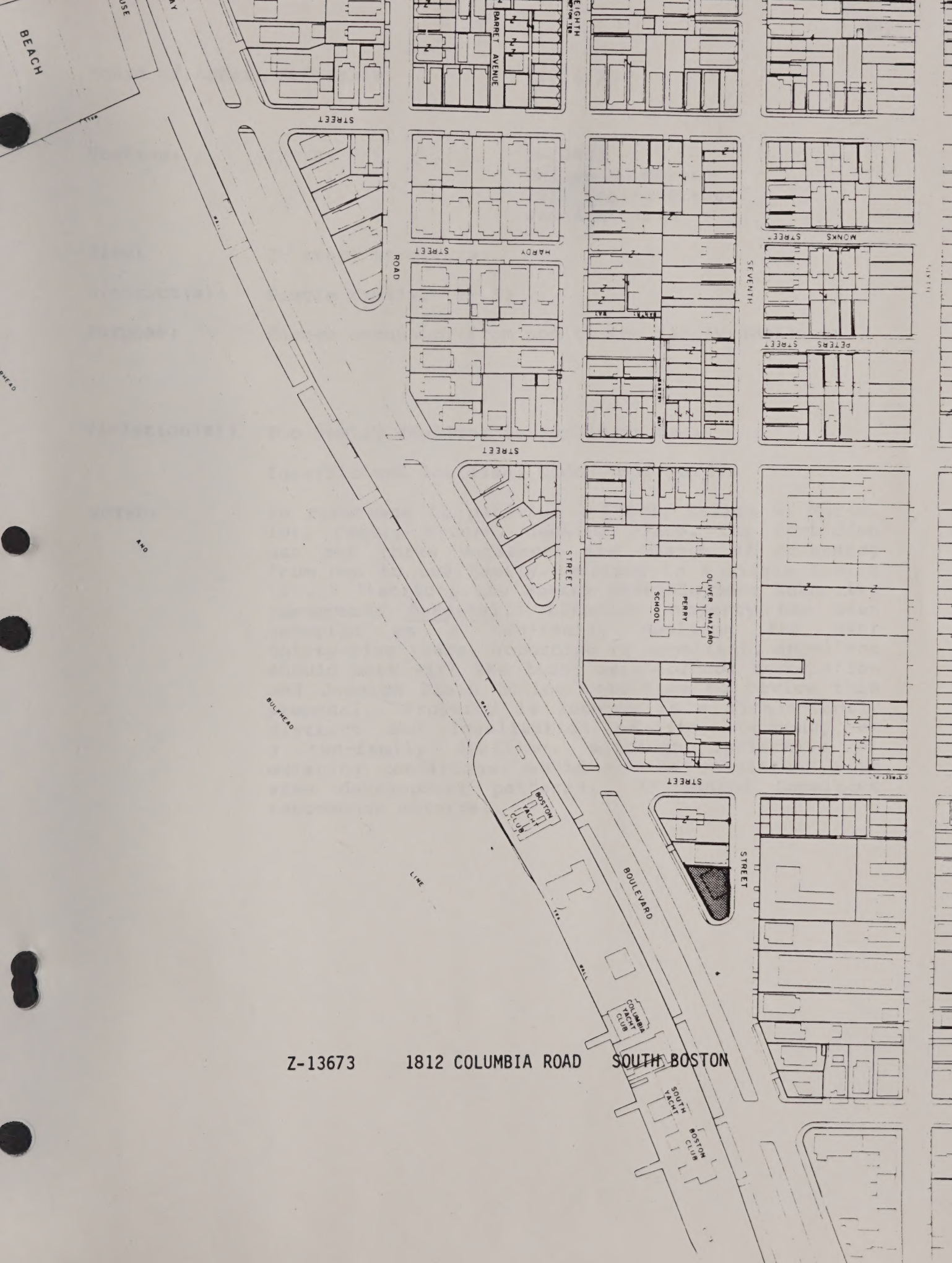
Site: 2½ story structure

District(s): Residential, three family (R-.8)

Purpose: Erect one story rear addition to one family dwelling

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-13673, Joseph Moakley, 1812 Columbia Road, South Boston, for variance to erect one story rear addition to one family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Minimal violation. No apparent negative impacts.



Z-13673 1812 COLUMBIA ROAD SOUTH BOSTON

Board of Appeal Referrals 12/14/89

Hearing:	1/9/89	Z-13629 Hellen S. Morse 1011 Centre Street Jamaica Plain
Site:	2½ story structure	
District(s):	Single family, (S-.3)	
Purpose:	Change occupancy from one to two family dwelling	
Violation(s):	Two family dwelling is forbidden use.	
	Insufficient lot area, side, rear yards.	
VOTED:	In reference to petition Z-13629, Hellen S. Morse, 1011 Centre Street, Jamaica Plain, for forbidden use and three variances for change of occupancy from one to two family dwelling in a single family (S-.3) district, the Boston Redevelopment Authority recommends deferral. Although property has been occupied as a two-family dwelling for over thirty-five years, according to appellant, appellant should meet with the local neighborhood association and Jamaica Plain Zoning Committee to review this proposal. Property is located in a single-family district and legalization of its occupancy as a two-family dwelling, although reflective of existing conditions, would not be consistent with area development patterns. JP Zoning Committee recommends deferral.	

STREET
GOLDSMITH
ARBORWAY
CUSTER
ST JOSEPH
STREET
ARBORWAY TER
STREET
CENTRE
STREET
ARBORETUM
ARNOLD
ARNOLD ARBORETUM ADMIN BLDG
MONASTERY OF SAINT CLAIRE
MURRAY CIRCLE
STREET
STREET
ROAD
ADAMS NERVINE HOSPITAL
ROAD
HILLCROFT
ROAD
ROAD
ROAD
WOODLAND
ROAD
MOSS HILL
Z-13629 1011 CENTRE STREET JAMAICA PLAIN

Board of Appeal Referrals 12/14/89

Hearing: 12/19/89

Z-13786
Sears Roebuck & Company
87 Jersey Street
Boston

Site: Parking lot

District(s): Apartment (H-2)

Purpose: Use premises for temporary parking of 110 cars.

Violation(s): Parking lot is forbidden use.

Restricted parking district.

Insufficient Parking space design.

At variance with previous Board of Appeal decision.

VOTED: In reference to Z-13786, Sears Roebuck & Company, 87 Jersey Street, Boston, for forbidden use, conditional use and two variances for use of premises for temporary parking of 110 cars in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. The site is located in a Restricted Parking District. In connection with review of the overall Olmsted Plaza Project, this petition has undergone extensive community review and has received support from a number of community and civic organizations, including but not limited to the Metropolitan District Commission, the Boston GreenSpace Alliance, Riverway Square Condominium Trust, Wheelock College, the Medical Area Service Corporation, the Boston Parks and Recreation Department, the Boston Transportation Department, the Massachusetts Association of Olmsted Parks, the Kenmore Association, the Audubon Circle Neighborhood Association, the Fenway Civic Association, and the Fenway Community Development Corporation.

LANSDOWNE
STREET
PARKING AREA
FENWAY PARK
JERSEY
STREET
IPSWICH
STREET
INTERNAL REVENUE SERVICE
VAN NESS
PARKING AREA
KILMARNOCK
STREET
PARKING
MARTIN MILMORE SCHOOL (EL)
SEVENTH DAY ADVENTIST TEMPLE & SCHOOL
STREET
STREET
PARK
Z-13786 87 JERSEY STREET BOSTON